

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA

In re Island View Crossing II, LP

Case No. 17-14454
Reporting Period: SEPTEMBER 2020

MONTHLY OPERATING REPORT

File with Court and submit copy to United States Trustee within 20 days after end of month.

Submit copy of report to any official committee appointed in the case.

REQUIRED DOCUMENTS	Form No.	Document Attached	Explanation Attached	Affidavit/Supplement Attached
Schedule of Cash Receipts and Disbursements	MOR-1	yes		
Bank Reconciliation (or copies of debtor's bank reconciliations)	MOR-1a	yes		
Schedule of Professional Fees Paid	MOR-1b	yes		
Copies of bank statements		yes		
Cash disbursements journals		yes		
Statement of Operations	MOR-2	yes		
Balance Sheet	MOR-3	yes		
Status of Postpetition Taxes	MOR-4	yes		
Copies of IRS Form 6123 or payment receipt		N/A		
Copies of tax returns filed during reporting period		N/A		
Summary of Unpaid Postpetition Debts	MOR-4	yes		
Listing of aged accounts payable	MOR-4	yes		
Accounts Receivable Reconciliation and Aging	MOR-5	yes		
Debtor Questionnaire	MOR-5	yes		

I declare under penalty of perjury (28 U.S.C. Section 1746) that this report and the attached documents are true and correct to the best of my knowledge and belief.

/s/ Kevin O'Halloran
Signature of Chapter 11 Trustee

October 20, 2020
Date

Kevin O'Halloran
Printed Name of Chapter 11 Trustee

Chapter 11 Trustee
Title of Authorized Individual

On January 30, 2018, the United States Trustee for Region 3 filed its Report of Undisputed Election which provided, *inter alia*, that the Trustee (Kevin O'Halloran) was elected to serve as the trustee in this bankruptcy proceeding.

COUNSEL TO THE CHAPTER 11 TRUSTEE

Aris J. Karalis, Esq.
Karalis P.C.
1900 Spruce Street
Philadelphia, PA 19103

*Authorized individual must be an officer, director or shareholder if debtor is a corporation; a partner if debtor is a partnership; a manager or member if debtor is a limited liability company.

In re Island View Crossing II, LP
Debtor

Case No. 17-14454
Reporting Period: SEPTEMBER 2020

SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS

Amounts reported should be per the debtor's books, not the bank statement. The beginning cash should be the ending cash from the prior month or, if this is the first report, the amount should be the balance on the date the petition was filed. The amounts reported in the "CURRENT MONTH - ACTUAL" column must equal the sum of the four bank account columns. The amounts reported in the "PROJECTED" columns should be taken from the SMALL BUSINESS INITIAL REPORT (FORM IR-1). Attach copies of the bank statements and the cash disbursements journal. The total disbursements listed in the disbursements journal must equal the total disbursements reported on this page. A bank reconciliation must be attached for each account. [See MOR-1 (CONT)]

	BANK ACCOUNTS				CURRENT MONTH		CUMULATIVE FILING TO DATE	
	OPER.	PAYROLL	SALES ESCROW	N/A	ACTUAL	PROJECTED	ACTUAL	PROJECTED
CASH BEGINNING OF MONTH	662,804.96	368.20	278,446.40	0.00	941,619.56	0.00	83.40	0.00
RECEIPTS								
CASH SALES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ACCOUNTS RECEIVABLE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LOANS AND ADVANCES	0.00	0.00	0.00	0.00	0.00	0.00	4,862,376.96	0.00
ESCROW DEPOSITS (Restricted)	0.00	0.00	-31,803.82	0.00	-31,803.82	0.00	104,599.00	0.00
SALE OF ASSETS (Net Proceeds)	878,748.97	0.00	102,861.82	0.00	981,610.79	0.00	2,858,192.35	0.00
OTHER	0.00	0.00	0.00	0.00	0.00	0.00	765.65	0.00
TRANSFERS (FROM DIP ACCTS)	0.00	10,400.00	0.00	0.00	10,400.00	0.00	174,265.03	0.00
Contrib. from Non-Debtor Affiliate	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00
TOTAL RECEIPTS	878,748.97	10,400.00	71,058.00	0.00	960,206.97	0.00	8,000,298.99	0.00
DISBURSEMENTS								
NET PAYROLL	0.00	5,968.95	0.00	0.00	5,968.95	0.00	114,147.66	0.00
PAYROLL TAXES	0.00	2,308.28	0.00	0.00	2,308.28	0.00	54,802.62	0.00
SALES, USE, RE & OTHER TAXES	0.00	0.00	0.00	0.00	0.00	0.00	207,091.68	0.00
CONSTRUCTION & SITE IMPROVE	201,586.60	0.00	0.00	0.00	201,586.60	0.00	3,842,737.57	0.00
SECURED/ LEASES	117,000.00	0.00	0.00	0.00	117,000.00	0.00	468,000.00	0.00
INSURANCE	42,835.82	0.00	0.00	0.00	42,835.82	0.00	180,205.39	0.00
ADMINISTRATIVE	76,058.22	96.75	0.00	0.00	76,154.97	0.00	1,118,914.99	0.00
SELLING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HOMEOWNERS ASSOCIATION EXP	9,948.47	0.00	0.00	0.00	9,948.47	0.00	24,728.01	0.00
OTHER (ATTACH LIST)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OWNER DRAW *	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TRANSFERS (TO DIP ACCTS)	10,400.00	0.00	0.00	0.00	10,400.00	0.00	174,265.03	0.00
PROFESSIONAL FEES	81,500.00	0.00	0.00	0.00	81,500.00	0.00	406,500.00	0.00
U.S. TRUSTEE QUARTERLY FEES	0.00	0.00	0.00	0.00	0.00	0.00	54,866.00	0.00
COURT COSTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DISBURSEMENTS	539,329.11	8,373.98	0.00	0.00	547,703.09	0.00	6,646,258.95	0.00
NET CASH FLOW	339,419.86	2,026.02	71,058.00	0.00	412,503.88	0.00	1,354,040.04	0.00
(RECEIPTS LESS DISBURSEMENTS)								
CASH - END OF MONTH	1,002,224.82	2,394.22	349,504.40	0.00	1,354,123.44	0.00	1,354,123.44	0.00

* COMPENSATION TO SOLE PROPRIETORS FOR SERVICES RENDERED TO BANKRUPTCY ESTATE

THE FOLLOWING SECTION MUST BE COMPLETED

DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES: (FROM CURRENT MONTH ACTUAL COLUMN)	
TOTAL DISBURSEMENTS	547,703.09
LESS: TRANSFERS TO DEBTOR IN POSSESSION ACCOUNTS - Transfer from checking account to payroll account	(10,400.00)
PLUS: ESTATE DISBURSEMENTS MADE BY OUTSIDE SOURCES (i.e. from escrow accounts)	0.00
TOTAL DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES	537,303.09

In re Island View Crossing II, LP
Debtor

Case No. 17-14454
Reporting Period:

SEPTEMBER 2020

BANK RECONCILIATIONS

Continuation Sheet for MOR-1

A bank reconciliation must be included for each bank account. The debtor's bank reconciliation may be substituted for this page.

	DIP Operating		Payroll		Escrow		N/A	
	#2115		# 2417		# 9117		# N/A	
BALANCE PER BOOKS	1,002,224.82		2,394.22		349,504.40			
BANK BALANCE	1,148,042.93		2,394.22		349,504.40		0.00	
(+) DEPOSITS IN TRANSIT (ATTACH LIST)	0.00		0.00		0.00		0	
(-) OUTSTANDING CHECKS (ATTACH LIST)	(145,818.11)		0.00		0.00		0	
OTHER (ATTACH EXPLANATION)	0.00		0.00		0.00		0	
ADJUSTED BANK BALANCE *	1,002,224.82		2,394.22		349,504.40		0.00	
* Adjusted bank balance must equal balance per books								
DEPOSITS IN TRANSIT	Date	Amount	Date	Amount	Date	Amount	Date	Amount
CHECKS OUTSTANDING	Ck. #	Amount	Ck. #	Amount	Ck. #	Amount	Ck. #	Amount
	1914	2,958.00						
	1988	48.96						
	2047	4,700.00						
	2050	11,460.00						
	2051	420.00						
	2052	214.83						
	2053	5,832.00						
	2055	25,600.00						
	2056	2,080.00						
	2058	730.00						
	2059	8,400.00						
	2060	18,773.63						
	2061	280.00						
	2062	565.00						
	2063	25,000.00						
	1993	220.96						
	2064	8,700.00						
	2065	9,000.00						
	2066	2,825.73						
	2067	18,009.00						
	TOTAL	145,818.11	TOTAL	0.00				
OTHER								

This schedule is to include all retained professional payments from case inception to current month.

Note 1: \$6,500 paid to JAMS re court approved mediation in the Prudential Bank matter.



ISLAND VIEW CROSSING II LP
DIP CASE NO. 17-14454
KEVIN O'HALLORAN CH 11 TRUSTEE
PO BOX 1281
LARGO FL 33779-1281

ACCOUNT # 2115

Cycle 053
Enclosures 26
Page 0
1 of 4

ADVANTAGE BUSINESS CHECKING

September 1, 2020 through September 30, 2020

SUMMARY

Beginning Balance	\$707,705.94	Minimum Daily Balance	\$561,059
Deposits & Credits	\$878,843.97 +	Average Monthly Statement Balance	\$742,902
Withdrawals	\$10,400.00 -		
Fees	\$95.00 -		
Automatic Transfers	\$0.00 +		
Checks Converted	\$19,644.31 -		
Checks	\$408,367.67 -		
Ending Balance	\$1,148,042.93		

DEPOSITS & CREDITS

09/21	Analysis Charge Reversal 08-20	50.00
09/21	Wire Transfer First Partners	257,437.50
09/22	Wire Transfer First Partners	297,652.74
09/23	Bank Credit Fee Refund Island View C	15.00
09/23	Bank Credit Fee Refund Island View C	15.00
09/29	Wire Transfer First Partners	323,658.73
09/30	Bank Credit Fee Refund Island View C	15.00
Total Deposits & Credits		\$878,843.97

WITHDRAWALS

09/01	EB to Checking # 0257162417 Ref# 000000 0000051	6,500.00
09/03	EB to Checking # 0257162417 Ref# 000000 0000052	500.00
09/03	EB to Checking # 0257162417 Ref# 000000 0000053	3,400.00
Total Withdrawals		\$10,400.00

FEES

09/09	Analysis Charge 08-20	50.00
09/21	Wire Transfer Wire Fee	15.00
09/22	Wire Transfer Wire Fee	15.00

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ISLAND VIEW CROSSING II LP
DIP CASE NO. 17-14454
KEVIN O'HALLORAN CH 11 TRUSTEE
PO BOX 1281
LARGO FL 33779-1281

ACCOUNT # 2115

Cycle 053
Enclosures 26
Page 0
2 of 4

FEES (CONTINUED)

09/29	Wire Transfer Wire Fee	15.00
Total Fees		\$95.00

CHECKS CONVERTED BY MERCHANT TO ELECTRONIC WITHDRAWALS

Date	Check No.	Description of Check Payment	Amount
09/01	1956	US Lbm Holdings Checkpaymt	5,464.16
09/01	1977	Verizon Payments 5559948790001	110.58
09/04	1883	US Lbm Holdings Checkpaymt	6,777.87
09/09	1892	US Lbm Holdings Checkpaymt	5,350.33
09/09	1980	Verizon Payments 4557214080001	77.79
09/14	1897	US Lbm Holdings Checkpaymt	775.86
09/21	1909	US Lbm Holdings Checkpaymt	699.39
09/23	1987	Verizon Payments 5563328240001	277.75
09/29	1989	Verizon Payments 5559948790001	110.58
Total Checks Converted			\$19,644.31

Checks that are converted by a merchant to an electronic withdrawal are not returned to Regions. Therefore, if you receive check enclosures or check images with your monthly statement, checks listed above are not included with this statement.

CHECKS

Date	Check No.	Amount	Date	Check No.	Amount
09/23	1130	117,000.00	09/23	1911	3,609.14
09/24	1864 *	460.00	09/23	1912	1,650.00
09/03	1881 *	3,305.00	09/21	1913	351.76
09/08	1882	515.00	09/21	1916 *	2,435.00
09/09	1884 *	691.76	09/25	1917	1,910.00
09/09	1885	1,224.00	09/21	1918	75.00
09/09	1886	912.19	09/22	1919	420.00
09/09	1887	9,300.00	09/22	1920	4,478.00
09/09	1888	9,300.00	09/11	1929 *	4,955.92
09/09	1889	9,300.00	09/11	1930	4,955.92
09/10	1890	3,672.00	09/01	1950 *	5,144.22
09/10	1891	1,224.00	09/01	1952 *	1,359.25
09/09	1893 *	8,565.00	09/01	1954 *	3,533.10
09/09	1894	462.50	09/02	1958 *	6,657.76
09/09	1895	2,500.00	09/01	1959	1,662.20
09/09	1896	3,155.00	09/11	1978 *	176.90
09/11	1898 *	7,214.00	09/14	1979	578.76
09/29	1899	4,582.68	09/11	1981 *	8.70
09/15	1900	7,880.00	09/11	1982	515.38
09/16	1901	1,140.00	09/18	1983	6,500.00
09/15	1902	4,977.50	09/15	1984	232.81
09/21	1903	400.00	09/21	1985	398.15
09/21	1904	104.47	09/16	1986	713.03
09/21	1905	420.00	09/29	1990 *	578.76
09/18	1906	5,307.50	09/30	1991	10,000.00
09/24	1907	2,800.00	09/30	1992	32,835.82
09/22	1908	14,100.00	09/23	2041 *	8,150.00
09/22	1910 *	1,224.00	09/28	2042	1,065.50



1

ISLAND VIEW CROSSING II LP
DIP CASE NO. 17-14454
KEVIN O'HALLORAN CH 11 TRUSTEE
PO BOX 1281
LARGO FL 33779-1281

ACCOUNT # 2115

Cycle 053
Enclosures 26
Page 0
3 of 4

CHECKS (CONTINUED)

Date	Check No.	Amount	Date	Check No.	Amount
09/28	2043	20,000.00	09/25	2048 *	288.00
09/29	2044	25,000.00	09/30	2049	690.00
09/29	2045	25,000.00	09/29	2054 *	2,263.00
09/28	2046	3,502.50	09/30	2057 *	4,936.49
Total Checks					\$408,367.67

* Break In Check Number Sequence. Missing items may appear in the "Checks Converted by Merchant to Electronic Withdrawals" section of the statement.

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
09/01	683,932.43	09/11	589,165.41	09/23	960,407.53
09/02	677,274.67	09/14	587,810.79	09/24	957,147.53
09/03	670,069.67	09/15	574,720.48	09/25	954,949.53
09/04	663,291.80	09/16	572,867.45	09/28	930,381.53
09/08	662,776.80	09/18	561,059.95	09/29	1,196,490.24
09/09	611,888.23	09/21	813,648.68	09/30	1,148,042.93
09/10	606,992.23	09/22	1,091,064.42		

COVID RELIEF CHANGE: EXCESSIVE WITHDRAWAL/ITEM FEES ON SAVINGS/MONEY MARKET WILL BE REFUNDED AT CUSTOMER REQUEST ONLY BEGINNING WITH ACTIVITY APPEARING ON YOUR JANUARY 2021 STATEMENT. CD EARLY WITHDRAWAL PENALTIES WILL ONLY BE WAIVED AT CUSTOMER REQUEST BEGINNING 1-2-2021. ALL WAIVERS/REFUNDS ARE AT THE BANK'S DISCRETION. FOR MORE ON REGIONS' COVID RESPONSE, VISIT REGIONS.COM/CORONAVIRUS.



ISLAND VIEW CROSSING II LP
DIP CASE NO. 17-14454
KEVIN O'HALLORAN CH 11 TRUSTEE
PAYROLL ACCOUNT
PO BOX 1281
LARGO FL 33779-1281

ACCOUNT # 2417

053
Cycle 26
Enclosures 0
Page 1 of 3

ADVANTAGE BUSINESS CHECKING

September 1, 2020 through September 30, 2020

SUMMARY

Beginning Balance	\$368.20	Minimum Daily Balance	\$2,116
Deposits & Credits	\$13,797.69 +	Average Monthly Statement Balance	\$3,731
Withdrawals	\$11,674.92 -		
Fees	\$0.00 -		
Automatic Transfers	\$0.00 +		
Checks	\$96.75 -		
Ending Balance	\$2,394.22		

DEPOSITS & CREDITS

09/01	EB From Checking # 0257162115 Ref# 000000 0000051	6,500.00
09/03	EB From Checking # 0257162115 Ref# 000000 0000052	500.00
09/03	EB From Checking # 0257162115 Ref# 000000 0000053	3,400.00
09/09	Newbridge Manage lc Adjust Newbridge Mana 1582584104	3,397.69
Total Deposits & Credits		\$13,797.69

WITHDRAWALS

09/03	Newb Payroll Newb	3,397.69
09/03	Newb Payroll Newb	3,866.67
09/04	Commwlthofpa Int Paemploytx 13200000045770 582584104	149.96
09/04	IRS USATAXPYMT Newbridge Mana 274064833314822	1,187.90
09/18	Newb Payroll Newb	2,102.28
09/21	Commwlthofpa Int Paemploytx 13200000047618 582584104	88.56
09/21	IRS USATAXPYMT Newbridge Mana 274066565443549	881.86
Total Withdrawals		\$11,674.92

CHECKS

Date	Check No.	Amount	Date	Check No.	Amount
09/04	100112	49.50	09/28	100114 *	47.25
				Total Checks	\$96.75

* Break In Check Number Sequence.

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1

ISLAND VIEW CROSSING II LP
DIP CASE NO. 17-14454
KEVIN O'HALLORAN CH 11 TRUSTEE
PAYROLL ACCOUNT
PO BOX 1281
LARGO FL 33779-1281

ACCOUNT # 2417

Cycle 053
Enclosures 26
Page 0
2 of 3

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
09/01	6,868.20	09/09	5,514.17	09/21	2,441.47
09/03	3,503.84	09/18	3,411.89	09/28	2,394.22
09/04	2,116.48				

COVID RELIEF CHANGE: EXCESSIVE WITHDRAWAL/ITEM FEES ON SAVINGS/MONEY MARKET WILL BE REFUNDED AT CUSTOMER REQUEST ONLY BEGINNING WITH ACTIVITY APPEARING ON YOUR JANUARY 2021 STATEMENT. CD EARLY WITHDRAWAL PENALTIES WILL ONLY BE WAIVED AT CUSTOMER REQUEST BEGINNING 1-2-2021. ALL WAIVERS/REFUNDS ARE AT THE BANK'S DISCRETION. FOR MORE ON REGIONS' COVID RESPONSE, VISIT REGIONS.COM/CORONAVIRUS.



ISLAND VIEW CROSSING II LP
DIP CASE NO 17-14454
KEVIN O'HALLORAN CH 11 TRUSTEE
RADCLIFFE COURT ON THE DELAWARE
PO BOX 1281
LARGO, FL 33779

ACCOUNT # 9117

053
Cycle 26
Enclosures 0
Page 1 of 2

LIFEGREEN BUSINESS CHECKING
September 1, 2020 through September 30, 2020

SUMMARY

Beginning Balance	\$278,446.40	Minimum Balance	\$297,446
Deposits & Credits	\$71,058.00 +	Average Balance	\$307,452
Withdrawals	\$0.00 -		
Fees	\$0.00 -		
Automatic Transfers	\$0.00 +		
Checks	\$0.00 -		
Ending Balance	\$349,504.40		

DEPOSITS & CREDITS

09/01	Deposit - Thank You	19,000.00
09/24	Deposit - Thank You	36,000.00
09/28	Deposit - Thank You	16,058.00
Total Deposits & Credits		\$71,058.00

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
09/01	297,446.40	09/24	333,446.40	09/28	349,504.40

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In re Island View Crossing II, LP
Debtor

Case No. 17-14454
Reporting Period: SEPTEMBER 2020

Cash Disbursements: Regions 2115 Checking

Date	Number	Payee	Description	Account	Disb Alloc	Check/Disb Amount
9/1/2020	1978	FedEx	8/25/20 Inv Shipments	Office:Postage/Shipping		176.90
9/1/2020			Funds Transfer to Payroll Acct #2417			6,500.00
9/1/2020	1884	Leck Waste Services	8/31/20 Inv Dumpster-Dump&Swap, Relo	Site Improvements		691.76
9/1/2020	1885	SWAT Environmental	8/31/20 Inv Mitigation System Lot 12	Homeowners Association		1,224.00
9/1/2020	1886	PCW Services LLC	8/31/20 Inv Private property signs, cut post near meter, Bird Control, Lawn care supplies	Site Maintenance		912.19
9/1/2020	1887	PCW Services LLC	8/31/20 Inv Aug'20 Security	Security		9,300.00
9/1/2020	1888	PCW Services LLC	9/1/20 Inv Dec'19 Security	A/P - Security		9,300.00
9/1/2020	1889	PCW Services LLC	9/1/20 Inv Jan'20 Security	A/P - Security		9,300.00
9/2/2020	1890	SWAT Environmental	9/1/20 Inv Mitigation Systems Units	Homeowners Association		3,672.00
9/3/2020			Funds Transfer to Payroll Acct #2417			500.00
9/3/2020	1979	George Allen Portable Toilets, Inc	8/20/20 Inv Holding&Water Tank, Portable Toilets			578.76
9/3/2020	1979	George Allen Portable Toilets, Inc	8/20/20 Inv Holding & Water Tanks	Office expenses	371.00	
9/3/2020	1979	George Allen Portable Toilets, Inc	8/20/20 Inv Portable Toilets	Site operating	207.76	
9/3/2020	1980	Verizon	8/24/20 Inv Internet/Phone-Trl	Utilities:Telephone		77.79
9/3/2020	1981	Aqua PA	8/26/20 Inv Water Lot 9 Final	Site Improvements		8.70
9/3/2020	1982	PECO	8/4 & 8/12 Inv-Electric Units	Site Improvements		515.38
9/3/2020			Funds Transfer to Payroll Acct #2417			3,400.00
9/3/2020	1891	SWAT Environmental	9/2/20 Inv Mitigation system Lot 20	Homeowners Association		1,224.00
9/3/2020	1892	Shelly's Building Supply	9/1/20 Invoices Trim, Doors, Locks, etc	Construction & Materials		5,350.33
9/3/2020	1893	Joe Kientzy Carpentry	9/1/20 Inv Kitchen & vanity's, Trim Install	Construction & Materials		8,565.00
9/3/2020	1894	GeoStructures, Inc.	9/3/20 Inv Project mgmt: approval letters Units	Construction & Materials	462.50	462.50
9/4/2020	1895	Penn Environmental & Remediation Inc	Retainer - Sampling & Reporting Services	Homeowners Association		2,500.00
9/4/2020	1896	Joe Kientzy Carpentry	8/28/20 Inv Trim & Extras	Construction & Materials		3,155.00
9/5/2020	1897	Shelly's Building Supply	9/3/20 Inv Disappearing Stairs	Construction & Materials		775.86
9/8/2020	1898	Fireside Hearth & Home	8/11-9/3/20 Inv Fireplace assembly, finish	Construction & Materials		7,214.00
9/8/2020	1899	Stairworks, Inc.	7/15-8/26/20 Inv Stair railing, oak treads	Construction & Materials		4,582.68
9/9/2020	1900	Realty Landscaping	8/31/20 Inv Sod, Plants, River Jack strips	Construction & Materials		7,880.00
9/9/2020	1901	Diva Cleaning	8/5/20 Inv Cleaning Units	Sales expense		1,140.00
9/9/2020	1902	Tile-All Incorporated	9/4/20 Inv Ceramic Tile Std & Extras	Construction & Materials		4,977.50
9/9/2020	1983	JAMS	Deposit retainer mediation 9/24/20	Professional Expense		6,500.00
9/9/2020		Regions Bank	Quick Deposit Mo Maint Fee 8/20	Bank service charges		50.00
9/11/2020	1984	Aqua PA	9/1/20 Inv Fire Hydrants Water chgs	Site operating		232.81
9/11/2020	1985	Aqua PA	8/27 & 9/3/20 Inv Water Units	Site Improvements		398.15
9/11/2020	1986	PECO	8/28/20 Inv Electric-Trl; 9/2/20 Inv Elec/Gas Units			713.03
9/11/2020	1986	PECO	8/28/20 Electric Trailer	Utilities:Electric	105.99	
9/11/2020	1986	PECO	9/2/20 Bill Electric & Gas Units	Site Improvements	606.74	
9/12/2020	1903	Jordan Drywall LLC	9/10/20 Inv Drywall repair work Lot 44	Construction & Materials		400.00
9/12/2020	1904	Leck Waste Services	9/10/20 Inv Trash svc - HOA	Homeowners Association		104.47
9/12/2020	1905	P&M Construction & Service Inc	9/10/20 Inv Labor, clean out units	Construction & Materials		420.00
9/12/2020	1906	Tile-All Incorporated	9/9/20 Inv Tile Installation & extras	Construction & Materials		5,307.50
9/14/2020	1907	Corcoran Landscaping	9/9/20 Inv Tree work along river, path, hom	Site Maintenance		2,800.00
9/14/2020	1908	Rainbow Colors A to Z LLC	9/10, 9/11/20 Inv Painting	Construction & Materials		14,100.00
9/14/2020	1909	Shelly's Building Supply	9/11/20 Inv Key charge, replace sill	Construction & Materials		699.39
9/17/2020	1910	SWAT Environmental	9/16/20 Inv Mitigation system Lot 10	Homeowners Association		1,224.00
9/18/2020	1987	Verizon	9/1 & 9/3/20 Inv Phone/Internet - Sales	Sales expense		277.75
9/18/2020	1911	Trevdan Building Supply	9/16/20 Inv Drywall install	Construction & Materials		3,609.14
9/18/2020	1912	Murray Brothers Electric Inc	9/15/20 Inv Finish electric	Construction & Materials		1,650.00
9/18/2020	1913	Leck Waste Services	9/15/20 Inv Dumpster svc	Site Improvements		351.76
9/18/2020	1914	Stairworks, Inc.	9/8/20 Inv Main stair railing installation	Construction & Materials		2,958.00
9/18/2020	1915	Void check	VOID Check			0.00
9/18/2020	1916	Exterior Associates Inc	9/17/20 Inv Misc repairs	Construction & Materials		2,435.00
9/18/2020	1917	Bristol Borough	Sewer Permit Fee	Construction & Materials		1,910.00
9/18/2020	1918	re Aubz Logistics Inc for Gerhard's (BS)	Gas shutoff valve	Construction & Materials		75.00
9/18/2020	1919	P&M Construction & Service Inc	9/17/20 Inv Labor Scrap house, clean car	Construction & Materials		420.00
9/18/2020	1920	MJS Electrical Contractors	9/15-9/17/20 Inv Electrical	Construction & Materials		4,478.00
9/18/2020	2041	Joe Kientzy Carpentry	9/17/20 Invoices - Trim, kitchen, vanities	Construction & Materials		8,150.00
9/21/2020	2042	L&R Installations	8/7 & 9/21/20 Inv Bed & Bath accessories	Construction & Materials		1,065.50
9/21/2020		Regions Bank	Wire transfer fee	Bank service charges		15.00
9/21/2020		Regions Bank	Quick Deposit Analysis charge reversal 0	Bank service charges		-50.00
9/22/2020		Regions Bank	Wire transfer fee	Bank service charges		15.00
9/22/2020	2043	McGrath & Son Development LLC	Monthly Contractor Mgmt Fee-Pmt #16	A/P-Construction Mgmt Fee		20,000.00

In re Island View Crossing II, LP
Debtor

Case No. 17-14454
Reporting Period: SEPTEMBER 2020

Cash Disbursements: Regions 2115 Checking

Date	Number	Payee	Description	Account	Disb Alloc	Check/Disb Amount
9/22/2020	2044	Karalis P.C.	Pmt #5 on Fee App #1	Payable:Professional Fees		25,000.00
9/22/2020	2045	Karalis P.C.	Pmt #6 on Fee App #1	Payable:Professional Fees		25,000.00
9/22/2020	1988	PECO	9/9/20 Bills Electric Units	Site Improvements		48.96
9/22/2020	1989	Verizon	9/14/20 Inv Internet	Utilities:Telephone		110.58
9/22/2020	1990	George Allen Portable Toilets, Inc	9/18/20 Inv Holding&Water Tank, Portable Toilets			578.76
9/22/2020	1990	George Allen Portable Toilets, Inc	9/18/20 Inv Holding & Water Tanks 9/9-10/6/20	Office expenses	371.00	
9/22/2020	1990	George Allen Portable Toilets, Inc	9/18/20 Inv Portable Toilets 9/9-10/6/20	Site operating	207.76	
9/22/2020	1991	Griggs Ficklen Insurance	9/21/20 Inv Inland Marine Insurance	Insurance		10,000.00
9/22/2020	1992	Griggs Ficklen Insurance	9/22/20 Inv General Liability Insurance	Insurance		32,835.82
9/22/2020	2046	Dumack Engineering	9/21/20 Inv As built plans	Construction & Materials		3,502.50
9/22/2020	2047	Paveco Asphalt Services LLC	9/21/20 Inv Driveways	Construction & Materials		4,700.00
9/22/2020	2048	Reilly Sweeping Inc	9/18/20 Inv Road Sweeping	Site Improvements		288.00
9/22/2020	2049	Tile-All Incorporated	9/18/20 Inv Tile-Kitchen backsplash	Construction & Materials		690.00
9/22/2020	2050	Quality Hardscape Solutions LLC	9/14/20 Inv Patios	Construction & Materials		11,460.00
9/23/2020	1130	Redevelopment Authority of the County of B	Post Petition Principal payment	Secured Debt: Pre-petition		117,000.00
9/23/2020		Regions Bank	Wire transfer fee refund	Bank service charges		-15.00
9/23/2020		Regions Bank	Wire transfer fee refund	Bank service charges		-15.00
9/24/2020	2051	P&M Construction & Service Inc	9/24/20 Inv 9/23/20 Labor clean out units	Sales expense		420.00
9/24/2020	2052	Hamilton Building Supply	9/24/20 Inv Baseboard	Construction & Materials		214.83
9/24/2020	2053	Onur Marble & Granite	9/15 & 9/17/20 Inv Kitchen/vanity Granite,	Construction & Materials		5,832.00
9/24/2020	2054	L&R Installations	9/24/20 Inv Bath/Bed accessories	Construction & Materials		2,263.00
9/25/2020	2055	CDO Heating & Air Inc	8/10 & 9/24/20 Inv HVAC Final & rough in	Construction & Materials		25,600.00
9/25/2020	2056	Dumack Engineering	8/14/20 Inv Existing as built for plans	Construction & Materials		2,080.00
9/25/2020	2057	Jordon Drywall LLC	9/25/20 Inv Drywall install	Construction & Materials		4,936.49
9/25/2020	2058	J&R Door Company Inc	9/25/20 Inv Garage door openers	Construction & Materials		730.00
9/29/2020	2059	Quality Hardscape Solutions LLC	9/28/20 Inv 10x20 patios	Construction & Materials		8,400.00
9/29/2020	2060	Century Kitchens	8/31, 9/9, 9/14/20 Inv Cabinets, etc	Construction & Materials		18,773.63
9/29/2020	2061	H2O Fire Protection, Inc.	9/17/20 Inv Backflow testing Units	Construction & Materials		280.00
9/29/2020	2062	L&R Installations	8/18/20 Inv Laminate closet shelving	Construction & Materials		565.00
9/29/2020		Regions Bank	Wire transfer fee	Bank service charges		15.00
9/29/2020	2063	Karalis P.C.	Pmt #7 on Fee App #1	Payable:Professional Fees		25,000.00
9/30/2020	1993	FedEx	9/22/20 Inv Shipments	Office:Postage/Shipping		220.96
9/30/2020		Regions Bank	Wire transfer fee refund	Bank service charges		-15.00
9/30/2020	2064	PCW Services LLC	10/01/20 Inv Feb 2020 Security	A/P - Security		8,700.00
9/30/2020	2065	PCW Services LLC	0/30/20 Inv Sep 2020 Security	Security		9,000.00
9/30/2020	2066	Bristol Borough	9/30/20 Inv Gilmore & Assoc Inv, Admin f	Engineering/Site		2,825.73
9/30/2020	2067	J.M. Pereira & Sons Inc	7/30/20 Inv Porch slabs, svc walk; Public	Construction & Materials		18,009.00
Total Disbursements						539,329.11

Note: Due to rules put in place March 19, 2020 by Governor of PA, Construction Agreement was suspended in mid March until further notice

In re Island View Crossing II, LP
Debtor

Case No. 17-14454
Reporting Period: SEPTEMBER 2020

Cash Disbursements: Regions 2417 Payroll Checking

Date	Number	Payee	Description	Account	Check/Disb Amount
9/4/2020	100108	Void check	Void		0.00
9/4/2020	100109	Void check	Void		0.00
9/3/2020	100110-11	Payroll	Net Pay 09/04/2020 (Period 8/22-9/4/20)	Net Payroll	3,866.67
9/4/2020		IRS	Payroll Taxes 09/04/2020 (Period 8/22-9/4/20)	Payroll Taxes	1,187.90
9/4/2020		Commonwealth of PA Emplo	SWH-EE Payroll Tax 09/04/2020 (Period 8/22-9/4/20)	Payroll Taxes	149.96
9/4/2020	100112	Payroll Professionals LLC	Inv #74 Pay 09/04/2020 (Period 8/22-9/4/20)	Payroll Processing Expense	49.50
9/3/2020			9/4/20 Payroll voided - bank w/d in error by payroll provider		3,397.69
9/9/2020			Deposit for 9/4/20 Payroll voided w/d 9/3/20 in error		-3,397.69
9/18/2020	100113	Payroll	Net Pay 09/21/2020 (Period 9/5-9/18/20)	Net Payroll	2,102.28
9/21/2020		IRS	Payroll Taxes 09/21/2020 (Period 9/5-9/18/20)	Payroll Taxes	881.86
9/21/2020		Commonwealth of PA Emplo	SWH-EE Payroll Tax 09/21/2020 (Period 9/5-9/18/20)	Payroll Taxes	88.56
9/21/2020	100114	Payroll Professionals LLC	Inv #75 Pay 09/21/2020 (Period 9/5-9/18/20)	Payroll Processing Expense	47.25
Total Disbursements					8,373.98

In re Island View Crossing II, LP
Debtor

Case No. 17-14454
Reporting Period: SEPTEMBER 2020

STATEMENT OF OPERATIONS
(Income Statement)

The Statement of Operations is to be prepared on an accrual basis. The accrual basis of accounting recognizes revenue when it is realized and expenses when they are incurred, regardless of when cash is actually received or paid.

REVENUES	Month	Cumulative Filing to Date
Sale of Assets - Townhomes	981,610.79	2,858,192.35
Utility Refund	0.00	610.63
Net Revenue	981,610.79	2,858,802.98
COST OF GOODS SOLD		
Beginning Inventory	0.00	0.00
Add: Purchases	0.00	0.00
Add: Cost of Labor	0.00	0.00
Add: Other Costs (attach schedule)	0.00	0.00
Less: Ending Inventory	0.00	0.00
Cost of Goods Sold	0.00	0.00
Gross Profit	0.00	0.00
OPERATING EXPENSES		
Advertising & Marketing	0.00	44,608.22
Auto and Truck Expense	0.00	0.00
Construction & Materials	198,676.85	2,813,213.94
Site Improvements	2,909.75	1,032,888.63
Homeowners Association Expenses	9,948.47	24,728.01
Insider Compensation*	0.00	0.00
Insurance	42,835.82	180,205.39
Management Fees/Bonuses (Monthly Contractor Mgmt Fee) (Note)	0.00	340,000.00
Office Expense	1,139.86	14,277.27
Pension & Profit-Sharing Plans	0.00	0.00
Repairs and Maintenance	0.00	0.00
Rent and Lease Expense	0.00	0.00
Salaries/Commissions/Fees	7,769.24	156,000.24
Supplies	0.00	0.00
Taxes - Payroll	594.34	13,166.72
Taxes - Real Estate	0.00	207,091.68
Taxes - Other	0.00	0.00
Travel and Entertainment	0.00	0.00
Utilities	294.36	12,239.18
Other (attach schedule)	27,420.75	537,626.78
Total Operating Expenses Before Depreciation	291,589.44	5,376,046.06
Depreciation/Depletion/Amortization	0.00	0.00
Net Profit (Loss) Before Other Income & Expenses	690,021.35	-2,517,243.08
OTHER INCOME AND EXPENSES		
Other Income	0.00	65.02
Interest Expense	0.00	773,943.22
Other Expense (attach schedule)	0.00	134,053.08
Net Profit (Loss) Before Reorganization Items	690,021.35	-3,425,174.36
REORGANIZATION ITEMS		
Professional Fees	6,500.00	444,357.67
U. S. Trustee Quarterly Fees	0.00	55,516.84
Interest Earned on Accumulated Cash from Chapter 11 (see continuation sheet)	0.00	0.00
Gain (Loss) from Sale of Equipment	0.00	0.00
Other Reorganization Expenses (attach schedule)	0.00	8,057.00
Total Reorganization Expenses	6,500.00	507,931.51
Income Taxes	0.00	0.00
Net Profit (Loss)	683,521.35	-3,933,105.87

*"Insider" is defined in 11 U.S.C. Section 101(31).

Note: See note re contract on page headed "Cash Disbursements Regions 2115 Checking".

In re Island View Crossing II, LP
Debtor

Case No. 17-14454
Reporting Period:

SEPTEMBER 2020

STATEMENT OF OPERATIONS - continuation sheet

BREAKDOWN OF "OTHER" CATEGORY	Month	Cumulative Filing to Date
Other Costs		
TOTAL OTHER COSTS	0.00	0.00
Other Operational Expenses		
Engineering	2,825.73	125,078.40
Model Home Furnishings	0.00	92,056.37
Payroll Processing Expense	96.75	2,465.50
Security (Daily fee paid monthly)	18,300.00	262,656.37
Site Maintenance	3,712.19	13,834.67
Site Operating	648.33	20,107.45
Sales Expenses	1,837.75	21,428.02
TOTAL OTHER OPERATIONAL EXPENSES	27,420.75	537,626.78
Other Income		
Vendor Refund	0.00	65.01
Other Expenses		
Loan Costs - RDA and Court Approved Loan	0.00	134,053.08
TOTAL OTHER EXPENSES	0.00	134,053.08
Other Reorganization Expenses		
Trustee Bond	0.00	8,057.00
TOTAL OTHER REORGANIZATION EXPENSES	0.00	8,057.00

Reorganization Items - Interest Earned on Accumulated Cash from Chapter 11:

Interest earned on cash accumulated during the chapter 11 case, which would not have been earned but for the bankruptcy proceeding, should be reported as a reorganization item.

In re Island View Crossing II, LP

Debtor

Case No. 17-14454

Reporting Period: SEPTEMBER 2020

BALANCE SHEET

THE "TOTAL ASSETS" AND "TOTAL LIABILITIES AND OWNERS' EQUITY" HAVE YET TO BE VERIFIED

The Balance Sheet is to be completed on an accrual basis only. Pre-petition liabilities must be classified separately from postpetition obligations.

ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE ON PETITION DATE
CURRENT ASSETS		
Unrestricted Cash and Equivalents	1,249,524.44	83.40
Restricted Cash and Cash Equivalents (Sales Escrow Deposits)	104,599.00	
Accounts Receivable (Net)		
Notes Receivable (Note 6)	45,000.00	
Inventories		
Prepaid Expenses		
Professional Retainers		
Other Current Assets		
TOTAL CURRENT ASSETS	\$1,399,123.44	\$83.40
PROPERTY AND EQUIPMENT		
Real Property and Improvements (Note 2)	22,000,000.00	22,000,000.00
Machinery and Equipment		
Furniture, Fixtures and Office Equipment (Note 3) (Note 6)	541,578.65	795,050.40
Leasehold Improvements		
Vehicles		
Less Accumulated Depreciation		
TOTAL PROPERTY & EQUIPMENT	\$22,541,578.65	\$22,795,050.40
OTHER ASSETS		
Loans to Insiders*		
Other Assets (attach schedule)		
TOTAL OTHER ASSETS	\$0.00	\$0.00
TOTAL ASSETS	\$23,940,702.09	\$22,795,133.80

LIABILITIES AND OWNER EQUITY	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE ON PETITION DATE
LIABILITIES NOT SUBJECT TO COMPROMISE (Postpetition)		
Accounts Payable	3,365.00	
Taxes Payable (refer to FORM MOR-4)	216.68	
Wages Payable		
Notes Payable - Admin Claim Funding	200,000.00	
Rent / Leases - Building/Equipment		
Secured Debt / Adequate Protection Payments - BKRE Loan only	5,408,356.72	
Professional Fees	37,857.67	
Amounts Due to Insiders*		
Other Postpetition Liabilities	-	
Sales Escrow Deposits	104,599.00	
TOTAL POSTPETITION LIABILITIES	\$ 5,754,395.07	\$0.00
LIABILITIES SUBJECT TO COMPROMISE (Pre-Petition)		
a. Secured Debt (Note 5)	5,342,317.45	12,695,000.00
b. Subordinated Debt	TBD	
Priority Debt (Note 4)	198,353.91	198,353.91
Unsecured Debt (Note 4)	2,968,125.77	2,968,125.77
TOTAL PRE-PETITION LIABILITIES	\$ 8,508,797.13	\$ 15,861,479.68
TOTAL LIABILITIES	\$ 14,263,192.20	\$ 15,861,479.68
OWNER EQUITY		
Capital Stock		
Additional Paid-In Capital		
Partners' Capital Account		
Owner's Equity Account		
Retained Earnings - Pre-Petition		
Retained Earnings - Postpetition		
Adjustments to Owner Equity (attach schedule)		
Postpetition Contributions (Distributions) (Draws) (attach schedule)		
NET OWNER EQUITY ** Subject to adjustment for Prudential Subordinated Debt	\$9,677,509.89	\$6,933,654.12
TOTAL LIABILITIES AND OWNERS' EQUITY	\$ 23,940,702.09	\$ 22,795,133.80

**"Insider" is defined in 11 U.S.C. Section 101(31).

Note 1: Not used

Note 2: This is carry forward number of Debtor subject to verification by Chapter 11 Trustee.

Note 3: This is carry forward number of Debtor subject to verification by Chapter 11 Trustee.

Note 4: This is carry forward number of Debtor subject to verification by Chapter 11 Trustee.

Note 5: The Chapter 11 Trustee and Prudential Bank are in disagreement about amounts owed by Island View Crossing II, LP. More detailed information can be read in Motion (ECF Doc #341) filed August 17, 2018. An Adversary Complaint and Exhibits were filed December 3, 2018.

Note 6: The Court approved a settlement that allows IVC a first mortgage position on some real estate assets owned by One State Street in the amount of \$45,000 plus interest. This is in respect of an unsecured Note Receivable previously listed under FFE. The difference of \$208,471.75 has been reflected as an adjustment to capital.

In re Island View Crossing II, LP
Debtor

Case No. 17-14454
Reporting Period: SEPTEMBER 2020

STATUS OF POSTPETITION TAXES

The beginning tax liability should be the ending liability from the prior month or, if this is the first report, the amount should be zero.
Attach photocopies of IRS Form 6123 or payment receipt to verify payment or deposit of federal payroll taxes.
Attach photocopies of any tax returns filed during the reporting period.

	Beginning Tax Liability	Amount Withheld or Accrued	Amount Paid	Date Paid	Check No. or EFT	Ending Tax Liability
Federal						
Withholding	0.00	881.08	881.08	9/4, 9/21	EFT	0.00
FICA-Employee	0.00	594.34	594.34	9/4, 9/21	EFT	0.00
FICA-Employer	0.00	594.34	594.34	9/4, 9/21	EFT	0.00
Unemployment	0.00	0.00	0.00			0.00
Income	0.00	0.00	0.00			0.00
Other:	0.00	0.00	0.00			0.00
Total Federal Taxes	0.00	2,069.76	2,069.76			0.00
State and Local						
Withholding	0.00	238.52	238.52	9/4, 9/21	EFT	0.00
Sales	0.00	0.00	0.00			0.00
Excise	0.00	0.00	0.00			0.00
Unemployment	6.92	4.66	0.00			11.58
Local	123.41	81.69	0.00		EFT	205.10
Real Property	0.00	0.00	0.00			0.00
Personal Property	0.00	0.00	0.00			0.00
Other:	0.00	0.00	0.00			0.00
Total State and Local	130.33	324.87	238.52			216.68
Total Taxes	130.33	2,394.63	2,308.28			216.68

* Real Estate Tax Bills received pre-petition are not included on this schedule

SUMMARY OF UNPAID POSTPETITION DEBTS

Attach aged listing of accounts payable.

	Number of Days Past Due					Total
	Current	0-30	31-60	61-90	Over 90	
Accounts Payable	0.00	0.00	0.00	0.00	3,365.00	3,365.00
Wages Payable	0.00	0.00	0.00	0.00	0.00	0.00
Taxes Payable	216.68	0.00	0.00	0.00	0.00	216.68
Notes Payable - ADMIN CLAIM FUNDING	200,000.00	0.00	0.00	0.00	0.00	200,000.00
Rent/Leases-Building	0.00	0.00	0.00	0.00	0.00	0.00
Rent/Leases-Equipment	0.00	0.00	0.00	0.00	0.00	0.00
Secured Debt/Adequate Protection Payments	5,408,356.72	0.00	0.00	0.00	0.00	5,408,356.72
Professional Fees	37,857.67	0.00	0.00	0.00	0.00	37,857.67
Amounts Due to Insiders*	0.00	0.00	0.00	0.00	0.00	0.00
Other:Outstanding	0.00	0.00	0.00	0.00	0.00	0.00
Other:	0.00	0.00	0.00	0.00	0.00	0.00
Total Postpetition Debts	5,646,431.07	0.00	0.00	0.00	3,365.00	5,649,796.07

Explain how and when the Debtor intends to pay any past-due postpetition debts.

The property is located on a former shipyard that is subject to certain environmental regulations and laws as it is being developed. Therefore the Estate has to, and continues to, meet certain environmental reporting and permitting requirements to advance the sale of the constructed houses. There are numerous individuals who have registered to purchase completed homes. Working with the support and assistance of local municipal and political offices, the Estate went through a process of seeking to obtain approval from the State of PA DEP that would allow for the sale of homes to the prospective purchasers. Professionals working on behalf of the Estate have agreed to wait for payment. Any past due amounts are being paid from the sale proceeds of constructed houses. Nine closings have been completed.

Cooper Electric Supply Co. filed a claim with the Bankruptcy Court on November 21, 2019. The estate was informed by the construction manager, McGrath & Son, in August there were unresolved outstanding invoices with Cooper Electric Supply. The estate was not notified of a resolved amount due prior to the filing of the claim. The construction manager has been contacted along with Cooper Electric Supply by the estate's financial advisors to determine the estate's financial obligation.

*"Insider" is defined in 11 U.S.C. Section 101(31).

In re Island View Crossing II, LP
Debtor

Case No. 17-14454
Reporting Period: SEPTEMBER 2020

ACCOUNTS RECEIVABLE RECONCILIATION AND AGING

Accounts Receivable Reconciliation		Amount	
Total Accounts Receivable at the beginning of the reporting period		0	0
+ Amounts billed during the period		0	0
- Amounts collected during the period		0	0
Total Accounts Receivable at the end of the reporting period		0	0
Accounts Receivable Aging		Amount	
0 - 30 days old		0	0
31 - 60 days old		0	0
61 - 90 days old		0	0
91+ days old		0	0
Total Accounts Receivable		0	0
Amount considered uncollectible (Bad Debt)		0	0
Accounts Receivable (Net)		0	0

DEBTOR QUESTIONNAIRE

Must be completed each month	Yes	No
1. Have any assets been sold or transferred outside the normal course of business this reporting period? If yes, provide an explanation below.		X
2. Have any funds been disbursed from any account other than a debtor in possession account this reporting period? If yes, provide an explanation below.		X
3. Have all postpetition tax returns been timely filed? If no, provide an explanation below.	X	
4. Are workers compensation, general liability and other necessary insurance coverages in effect? If no, provide an explanation below. (Note 1)	X	
5. Has any bank account been opened during the reporting period? If yes, provide documentation identifying the opened account(s). If an investment account has been opened provide the required documentation pursuant to the Delaware Local Rule 4001-3.		X

Note 1: There is one employee. Workers compensation, General Liability and Builders Risk Insurance are all in place.